

HB 632 -- RESIDENTIAL PROPERTY ASSESSMENT

SPONSOR: Franklin

COMMITTEE ACTION: Voted "Do Pass" by the Standing Committee on General Laws by a vote of 6 to 4. Voted "Do Pass" by the Standing Committee on Rules- Legislative Oversight by a vote of 12 to 2.

This bill requires real property used for both a personal residence and as transient housing to be assessed as only residential property.

PROPONENTS: Supporters say that this bill will ensure that homeowners who open up their homes to guests for compensation will not be taxed at a commercial rate.

Testifying for the bill were Representative Franklin; Greg Hasty; Missouri Realtors; Marty McGuire; Phyllis Morris; Expedia-Home Away; Karen Werner; and Jeramie Worley.

OPPONENTS: Those who oppose the bill say that this bill does not distinguish between someone renting their home, or just a room in their home, for a few weekends a year and someone who makes their living renting multiple vacation homes. The later is substantially the same as what hotels and motels do and should therefore be taxed accordingly.

Testifying against the bill was the Missouri Hotel Lodging Association.

OTHERS: Others testifying on the bill say that with the increasing popularity of renting platforms such as Airbnb and Home Away this is something that needs to be addressed. But they still want to ensure that homes that are not really residential are taxed appropriately.

Testifying on the bill were Victor Callahan, State Tax Commission; JRM Properties, LLC; School Administrators Coalition; and Maureen Moneghan, State Tax Commission.